



ZONING BOARD OF APPEALS DRAFT MINUTES

July 22, 2020
COMMUNITY CENTER

Called to order at 5:30 pm. Everyone was wearing masks. Pledge Recited

Roll Call: Cheryl P., Bill N., John C., John Oliver, Greg C. present. Quorum satisfied

Minutes of October 28, 2019 were presented and approved, Cheryl motioned, John C. supported and all approved. Those minutes stand approved.

Minutes of July 13, 2020. Concerning the draft minutes of July 13, 2020, Greg suggested changes to Standard 1 as applied, that it should read "buildable land" as opposed to "flat land", and on applied Standard 2 to remove the second sentence as being redundant. This was rebutted by Cheryl as that sentence being necessarily definitive; discussion continued and it was decided that it will read: "a literal interpretation of the ordinance would deprive the petitioner of rights commonly enjoyed by other property owners, due to the combination of Standard item 1 and the 100' right-of-way."

With this correction Greg moved to accept, John C. supported and the minutes were accepted.

Decision Confirming letters to be sent to the July 13, 2020 variance applicants were reviewed.

Members of the forth-going ZBA were acknowledged, John Oliver being a new member, welcome, Greg Clark elevated to member, (from alternate). There being a need for a Vice-Chair, Greg was nominated and unanimously was appointed.

Item 9 Reviewed Standards used to decide on a Dimensional Variance. The board will use those standards provided in the Township Handbook. It was suggested that the official handbook should accompany members to each meeting. We need the Town receptionist to attached the Standards to the Variance Application.

Rev 2 to the Standard as presented: Greg moved to adopt the Standards, as reorganized, from the accepted Handbook. Unanimous acceptance.

Old Business: None

New Business: The board unanimously approved a policy allowing the board to vote on administrative business issues by electronic means for time sensitive issues or to get minutes approved in a timely manner

Adjourned at 6:30pm.

Respectfully submitted,

Bill Neumann, Sec'y